

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: SIGOURNEY
Local Government Number: 54G512

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL	54001	1
SIGOURNEY BELVA DEER INN URBAN RENEWAL	54002	2

TIF Debt Outstanding: 927,303

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	9,946	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	64,142
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	64,142

Rebate Expenditures:	30,362
Non-Rebate Expenditures:	34,605
Returned to County Treasurer:	0
Total Expenditures:	64,967

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	9,121	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 853,215**

Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL
 UR Area Number: 54001
 UR Area Creation Date: 02/2005

This Urban Renewal Plan has been developed to help local officials promote economic development in the City of Sigourney. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new residential development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL INCREM	54076	54077	907,157

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,752,630	0	0	0	-18,520	1,734,110	0	1,734,110
Taxable	0	925,677	0	0	0	-18,520	907,157	0	907,157
Homestead Credits									12

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **7,515** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 37,952
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 37,952

Rebate Expenditures: 30,362
 Non-Rebate Expenditures: 8,128
 Returned to County Treasurer: 0
Total Expenditures: 38,490

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **6,977** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Subdivision

Description:	Residential Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Rebate

Debt/Obligation Type:	Rebates
Principal:	452,620
Interest:	0
Total:	452,620
Annual Appropriation?:	Yes
Date Incurred:	05/24/2005
FY of Last Payment:	2022

2005 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	67,600
Interest:	11,795
Total:	79,395
Annual Appropriation?:	Yes
Date Incurred:	05/18/2005
FY of Last Payment:	2023

Non-Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

TIF Expenditure Amount:	8,128
Tied To Debt:	2005 GO Bonds
Tied To Project:	Prairie View Subdivision

Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Subdivision

TIF Expenditure Amount:	30,362
Rebate Paid To:	C B & D Development Inc.
Tied To Debt:	Prairie View Rebate
Tied To Project:	Prairie View Subdivision
Projected Final FY of Rebate:	2022

TIF Taxing District Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL (54001)
 TIF Taxing District Name: SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW
 SUBDIVISION URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 54077
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2005

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,752,630	0	0	0	-18,520	1,734,110	0	1,734,110
Taxable	0	925,677	0	0	0	-18,520	907,157	0	907,157
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	7,868	907,157	907,157	0	0

FY 2014 TIF Revenue Received: 37,952

Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY BELVA DEER INN URBAN RENEWAL
 UR Area Number: 54002
 UR Area Creation Date: 04/2008

This Urban Renewal Plan has been developed to help local officials promote economic development in and around the City of Sigourney. The primary goal of the plan is to stimulate private investment in new commercial and low-and-moderate income (LMI) residential development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	54078	54079	552,652
SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	54082	54083	4,720

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	49,970	3,219,210	1,718,932	77,690	0	-18,520	5,047,282	0	5,047,282
Taxable	29,949	1,700,274	1,718,932	77,690	0	-18,520	3,508,325	0	3,508,325
Homestead Credits									33

TIF Sp. Rev. Fund Cash Balance

as of 07-01-2013: **2,431** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 26,190

TIF Sp. Revenue Fund Interest: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 26,190

Rebate Expenditures: 0

Non-Rebate Expenditures: 26,477

Returned to County Treasurer: 0

Total Expenditures: 26,477

TIF Sp. Rev. Fund Cash Balance

as of 06-30-2014: **2,144** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For SIGOURNEY BELVA DEER INN URBAN RENEWAL

NEUR (Belva Deer)

Description:	Development of Commercial Property
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIGOURNEY BELVA DEER INN URBAN RENEWAL

NEUR (Belva Deer Inn)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	265,000
Interest:	130,288
Total:	395,288
Annual Appropriation?:	Yes
Date Incurred:	11/02/2008
FY of Last Payment:	2028

Non-Rebates For SIGOURNEY BELVA DEER INN URBAN RENEWAL

TIF Expenditure Amount:	26,477
Tied To Debt:	NEUR (Belva Deer Inn)
Tied To Project:	NEUR (Belva Deer)

TIF Taxing District Data Collection

Local Government Name:	SIGOURNEY (54G512)
Urban Renewal Area:	SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
TIF Taxing District Name:	SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	54079
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,219,210	1,718,932	77,690	0	-18,520	4,997,312	0	4,997,312
Taxable	0	1,700,274	1,718,932	77,690	0	-18,520	3,478,376	0	3,478,376
Homestead Credits									33

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,450,968	564,864	552,652	12,212	447

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	SIGOURNEY (54G512)
Urban Renewal Area:	SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
TIF Taxing District Name:	SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	54083
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	49,970	0	0	0	0	0	49,970	0	49,970
Taxable	29,949	0	0	0	0	0	29,949	0	29,949
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	45,250	4,720	4,720	0	0

FY 2014 TIF Revenue Received: 26,190